

A RESOLUTION**BY COMMUNITY DEVELOPMENT/ HUMAN RESOURCES COMMITTEE****A RESOLUTION TO CONFIRM THE APPOINTMENT OF RICK JACOBS TO THE CAMPBELLTON ROAD TAX ALLOCATION DISTRICT ADVISORY COMMITTEE; AND FOR OTHER PURPOSES.**

WHEREAS, Ordinance 06-O-2292 (the "Ordinance"), adopted by City Council on November 20, 2006 and approved by the Mayor on November 28, 2006 authorized, among other things, the creation of the City of Atlanta Tax Allocation District Number Seven- Campbellton Road TAD; and

WHEREAS, Section 8 of the Ordinance authorized the Atlanta Development Authority to establish an advisory committee to make recommendations on projects to be funded from bond proceeds, tax allocation increment or other funds generated by the Campbellton Road TAD; and

WHEREAS, Resolution 09-R-1939, adopted by City Council on November 2, 2009 and approved on November 11, 2009 pursuant to Section 2-403 of the City Charter, authorized the establishment of the Campbellton Road TAD Advisory Committee (the "Advisory Committee"); and

WHEREAS, pursuant to Resolution 09-R-1939 the Advisory Committee shall consist of Chairs of Neighborhood Planning Units P, R, S and X or their designees, a Fort McPherson Redevelopment Authority designee and business representatives, all of whom must be confirmed by Council; and

WHEREAS, Resolution 09-R-1939 further provides that the NPU representatives to the Advisory Committee shall be selected annually by the respective NPUs and shall be confirmed by City Council; and

WHEREAS, the City desires to confirm the selection of Rick Jacobs, Vice - Chair of NPU "R" to serve on the Advisory Committee.

THE CITY COUNCIL OF THE CITY OF ATLANTA GEORGIA HEREBY RESOLVES, that the selection of Rick Jacobs to serve on the Campbellton Road TAD Advisory Committee for a period of one year is hereby confirmed.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions in conflict herewith are hereby waived to the extent of the conflict.



CITY OF ATLANTA

Shirley Franklin
Mayor

Office of the Mayor
55 Trinity Avenue, SW
Suite 2400
Atlanta, Georgia 30303
404-330-6100

Greg Pridgeon
Chief of Staff

November 20, 2009

President Lisa Borders and
Members of the Atlanta City Council
City Hall, Suite 2900 South
55 Trinity Avenue
Atlanta, GA 30303

**RE: Campbellton Road Commercial Tax Allocation Districts: Advisory Committee
Appointments**

Dear President Borders and Members of the Council:

It is a pleasure for me to appoint Rick Jacobs to serve as a member of the Campbellton Road Commercial Tax Allocation Districts: Advisory Committee for the City of Atlanta. This appointment has the concurrence of the relevant district Councilmember. Mr. Jacobs is a resident of Atlanta and is willing to serve in this capacity. This appointment is for a term of one (1) year to begin on the date of Council confirmation.

I am confident that Mr. Jacobs will serve the Campbellton Road Commercial Tax Allocation Districts: Advisory Committee with integrity and dedication. A copy of his resume is attached for your review.

Sincerely,

A handwritten signature in black ink, appearing to read "Shirley Franklin", written in a cursive style.

Shirley Franklin

2474 Ivydale Dr SW
Atlanta, GA 30311

Phone: 678-596-6773
E-mail:
rjacobs65@comcast.net

Ricardo A. Jacobs

SUMMARY OF QUALIFICATIONS

- Good people skills
- Effective fast learner
- Dependable, hard worker under minimal supervision
- Proficient in Windows XP, Microsoft Office, Word, Excel, PowerPoint, Access and Internet Explorer
- Adequate knowledge of computer hardware

PROFESSIONAL EXPERIENCE

11/01/2007 - Present

Position: Sales Manager 2 offices **Midtown Allstate Insurance Agency** **Atlanta, GA**

- Discuss and provide insurance policies for customers homes and automobiles
- Provide service on existing policies
- Establish relationships with Real Estate Agents, Mortgage Brokers and Apartment Owners and Property Managers to provide insurance for their clients.
- Counsel clients and provide life insurance policies.
- Coordinate Marketing Strategies to expand business
- Maintain positive communication between the company and the customers.

04/13/2007 – 11/01/2007

Position: Financial Advisor **New York Life** **Atlanta, GA**

- rendered investment advice and financial planning services to individuals and businesses
- helped the client maintain the desired balance of investment income, capital gains, and acceptable level of risk by using proper asset allocation
- used stock, bonds, mutual funds, real estate investment trusts (REITs), options, futures, notes, and insurance products to meet the needs of my clients

12/15/2005 – 07/12/2006

Position: Independent Contractor **Courier Express** **Marietta, GA**

- Route delivery for Wal-Mart Pharmacy and Photo Labs

07/13/2006 – 09/30/2009

Position: Associated Person **US Futures** **Atlanta, GA**

- Advise customer on the trends in the Futures Trading Market.
- Process trades

12/03/01 – 7/22/2005

Position: Tax Examining Technician: **Internal Revenue Service** **Atlanta, GA**

- Screens and examines tax returns in which issues have been identified
- Determines whether sufficient substantiation is present for the items identified, allows or disallows items in accordance with general guidelines established for the examination of tax returns.
- Contacts taxpayers when additional information is required; reviews correspondence received from taxpayers and determines further actions to be taken.
- Performs necessary research through IDRS (Integrated Data Retrieval System); orders documents and transcripts pertinent to issues at hand.
- Responds to inquiries received from taxpayers in conjunction with correspondence examinations
- Based on case findings, recomputes gross income and makes adjustments to tax returns based on third party information and information from the taxpayer
- Assesses waivers or abates negligence penalties, late filing penalties based on the facts of the case and taxpayers responses.

- Protects government's assessment interests regarding imminent statute expiration cases by taking appropriate action, seeking taxpayer's agreement to extend the statute or issuing a statutory notice of deficiency
- Forwards taxpayer request for installment privileges to Collection Branch
- Prepares initial contact letters, 15-30 day letters, reports of individual income tax changes, and statutory notices of proposed tax deficiency (90 day letters) as required.
- May classify correspondence program cases.
- Reports to supervisor any additional questionable issues or indications of suspect tax return and preparers, tax protectors, and potential fraud issues, which emerge during correspondence examination.
- Employee Satisfaction/Balanced Measures Facilitator
- Volunteer Income Tax Assistance Program (VITA)
- AED Coordinator
- Safety Coordinator

10/03/01 – 11/29/01

Fast Signs

Atlanta, GA

Position: Sign Maker

- Transpose drawings and artwork by computer application onto vinyl sheets to be applied to various surfaces.
- Advise customers on types of signs that would be appropriate for the business
- Construct signs on customer's property

1/16/2001 – 8/13/2001

First American Cash Advance

Atlanta, GA

Position: Branch Manager

- Bad debt collections
- Increase revenue through local marketing
- Account management
- Ensure customer satisfaction
- Operate Branch in compliance with all federal, state and company policies
- Train, develop and supervise Customer Service Representative.

1/19/2000 – 11/15/2000

Waffle House Inc

Union City, GA

Position: Unit Manager

- Managed \$682,593 in annual receipts and 20-30 employees in a 24-hour, fast service restaurant
- Managed, staffed and trained personnel to allow for 95% retention
- Motivated employees to achieve high quality of customer service
- Recruited employees on a daily basis.

9/1/1998 – 1/15/2000

US Army

Ft. Hood, TX

Position: Section Chief

- Responsible for the safety of 60 soldiers and many civilians during peace keeping operations in Bosnia
- Supervised unit logistics/operations section
- Responsible for the training and welfare of 100 personnel
- Maintain and accounted for \$1,000,000 of equipment
- Maintained compliance of the safe storage and handling of all hazardous materials
- Equal Opportunity Advisor

1/10/1998 – 8/9/1998

US Army

Ft. McPherson, GA

Position: Personnel Administration Center Supervisor

- Maintained and monitored all office network and automation equipment
- Supervised personnel management activities, including officer and enlisted personnel records and payroll
- Worked directly with service personnel and family members
- Primary Equal Opportunity Advisor
- Taught classes on human relations

11/21/1994 – 1/9/1998

US Army

Ft. Gillem, GA

Position: Explosive Ordnance Disposal Team Leader

- Supervised operations/training section
- Equal Opportunity Advisor
- Developed standard operating procedures for training, Equal Opportunity, operations, and supply sections
- Coordinated and led EOD (Explosive Ordnance Disposal) security teams in support of the United States Secret Service. This team was responsible for Secret Service detail assignment to the President, Vice-President and other high level international dignitaries.
- Located, identified, rendered safe and disposed of foreign and domestic ordnance and explosives, conventional, chemical, nuclear, and IED (Improvised Explosive Devices).
- Trained Public Safety Officers at the Georgia Public Safety Academy in Forsyth, GA

9/24/1991 – 10/1/1994

US Army

Schofield Barracks, HI

Position: Explosive Ordnance Disposal Specialist

- Retention counselor with 100% retention of all soldiers
- Classified documents custodian
- Assisted the operations supervisor to become best section on the installation
- Equal Opportunity Representative
- Assisted in locating, identifying and disposing explosive devices
- Assisted in teaching federal and civilian employees bomb threat and search classes
- Assigned to Secret Service detail for visiting international high level dignitaries

10/1/1989 – 9/15/1991

US Army

Ft. Lewis, WA

Position: Gunner (Assistant Section Chief)

- Assisted Section Chief in training and counseling of personnel
- Maintained and accounted for \$200,000 of equipment
- Assisted in maintaining combat readiness of an Artillery Howitzer section

4/21/1987 – 8/21/1989

US Army

Babenhausen, Germany

Position: Prescribed Load List Clerk

- Served as property book custodian
- Authorized and purchased supplies and equipment for 130 personnel
- Maintained unit budget with small margin of error

12/3/1985 – 4/12/1987

Internal Revenue Service

Brooklyn, NY

Position: Clerk/Typist GS-3

- Supervised data entry clerks during evening shift
- Filed and maintained records for large corporations
- Transposed paper files into microfiche

AWARDS

Certificate of Appreciation – Employee Satisfaction Survey Facilitator
2002 Directors Award for Outstanding Unit in AUR (Unit 107) – Internal Revenue Service
Branch of the Quarter First Qtr – First American Cash Advance
Army Commendation Medal – 2 awards
Army Achievement Medal – 3 awards
Joint Meritorious Commendation Medal
Army Superior Unit Award
Good Conduct Medal - 4 awards
NATO Medal (North Atlantic Treaty Organization)
Army Service Medal
National Defense Service Medal
United States Secret Service Appreciation
1996 Paralympic games certificate
Fulton County, GA Sheriff's appreciation
Georgia Peace Officer, Guest Instructor certificate

Education/Training

7/14/2006-07/29/2006	COMMODITIES LICENSE – SECURITIES TRAINING CORP.
10/13/2005-10/13/2005	VARIABLE PRODUCTS PRELICENSE TRAINING
9/26/2005-9/30/2005	LIFE AND HEALTH INSURANCE PRELICENSE TRAINING
9/13/2005-9/16/2005	SECURITIES TRAINING CORPORATION SERIES 7 COURSE
1/6/2002 – 8/15/2002	DEVRY UNIVERSITY
8/12/2003-8/12/2003	HEARTSAVER CPR
6/23/2003-6/26/2003	EMPLOYEE SATISFACTION/BALANCED MEASURES FACILITATOR TRAINING
12/3/2001 - 12/21/2001	AUR RECRUIT TRAINING FOR TY 2000 - CASE ANALYSIS
3/15/2002 – 3/18/2002	ADULT CPR/AED FIRST RESPONSE TRAINING
10/28/2002 - 11/8/2002	AUR TRAINING FOR TAX YEAR 2000
12/23/2002 - 12/23/2002	A BEGINNERS GUIDE TO THE INTERNET (SMARTFORCE)
12/23/2002 - 12/23/2002	PC FUNDAMENTALS: COMPONENTS (SMARTFORCE)
12/31/2002 - 12/31/2002	USING THE COMPUTER (SMARTFORCE)
1/7/2003 - 1/9/2003	CPE/REFRESHER 2003 AUTOMATED UNDERREPORTER TOPICS
1/9/2003 - 1/27/2003	INTERNET AND INTRANET SKILLS: UNDERSTANDING AND USING E-MAIL (SMARTFC)
5/10/2000 – 5/18/2000	WAFFLE HOUSE UNIVERSITY
7/1/1999 – 7/15/1999	MANAGEMENT WORKSHOP – CENTRAL TEXAS COLLEGE
2/1/1999 – 2/8/1999	TECHNICAL TRANSPORTATION OF HAZARDOUS MATERIALS – FT. HOOD TX
5/15/1998 – 5/21/1998	EMERGENCY PREPARENESS, USA – MANAGEMENT INSTITUTE
1/12/1998 – 1/21/1998	DEFENSE DISTRIBUTION MANAGEMENT COURSE – ARMY INSTITUTE OF PROFESSIONAL DEVELOPMENT
10/1/1997 – 10/31/1997	STANDARD ARMY TRAINING SYSTEM, TRAIN THE TRAINER – FT. GILLEM, GA
9/1/1997 – 9/30/1997	EMERGENCY PROGRAM MANAGER – EMERGENCY MANAGEMENT INSTITUTE
8/1/1997 – 8/30/1997	CITIZEN'S GUIDE TO DISASTER ASSISTANCE – EMERGENCY MANAGEMENT INSTITUTE
7/8/1997 – 7/20/1997	COMBAT LIFESAVER COURSE – FT. GILLEM, GA
7/1/1996 – 7/30/1996	RETENTION COUNSELOR COURSE - ARMY INSTITUTE OF PROFESSIONAL DEVELOPMENT
8/15/1995 – 8/20/1995	HAZARDOUS MATERIAL SPECIALIST COURSE – ANNISTON ARMY DEPOT
4/3/1995 – 4/18/1995	NUCLEAR EMERGENCY TEAM OPERATIONS – KIRKLAND AIRFORCE BASE, NM
3/15/1995 – 3/22/1995	DEFENSE PACKAGING OF HAZARDOUS MATERIALS FOR TRANSPORTATION COURSE – FT GILLEM, GA
8/3/1994 – 8/5/1994	SECURITY MANAGERS COURSE – SCHOFIELD BARRACKS, HI
3/1/1993 – 3/21/1993	EQUAL OPPORTUNITY LEADERS COURSE – SCHOFIELD BARRACKS, HI
4/15/1990 – 4/25/1990	PRESCRIBED LOAD LIST COURSE – FT. LEWIS, WA
2/1/1989 – 3/31/1989	BUSINESS LAW – UNIVERSITY OF MARYLAND
9/1983- 5/1984	ST. JOHN'S UNIVERSITY – JAMAICA, NY
09/1976-05/1983	NEW YORK MILITARY ACADEMY – CORNWALL-on-HUDSON, NY

ORGANIZATIONS

National Futures Association
 President Baker Hills Neighborhood Association
 Atlanta Area Football Officials Association
 Georgia High School Officials Association
 Member City of Atlanta Neighborhood Planning Unit (NPU-R)

PROFFESIONAL LICENSES

Series 3 Commodities Trader/Broker NFA ID: 0374821
 Georgia Life Accident & Sickness Insurance License #735996
 Georgia Property and Casualty Insurance License #735996

09- R -1939

A RESOLUTION

BY COUNCILMEMBERS JIM MADDOX, JOYCE SHEPERD
AND CLETA WINSLOW

**A RESOLUTION AUTHORIZING THE ESTABLISHMENT OF
THE CAMPBELLTON ROAD ADVISORY COMMITTEE FOR
THE CAMPBELLTON ROADTAX ALLOCATION DISTRICT
(TAD); ESTABLISHING THE COMPOSITION OF THE
COMMITTEE; PROVIDING FOR MEETINGS AND ACTIVITIES
OF THE COMMITTEE; AND FOR OTHER PURPOSES.**

WHEREAS, by ordinance 06-O-2292, adopted by the City Council on November 20, 2006 and by the Mayor on November 28, 2006, the City of Atlanta adopted the Campbellton Road Redevelopment Plan and created Tax Allocation District Number Seven –Campbellton Road TAD; and

WHEREAS, the Fulton County Commission has approved a resolution consenting to the inclusion of its share of the ad valorem tax allocation increment in the TAD; and

WHEREAS; the City has designated the Atlanta Development Authority (ADA) as the Redevelopment Agent for the TAD; and

WHEREAS, Section 8 of the City Ordinance provided for the creation of an advisory committee for the purpose of advising the City on projects to be funded within TAD; and

WHEREAS, the Council now wishes to designate the structure and membership of the Advisory Committee for the Campbellton Road TAD

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
HEREBY RESOLVES** as follows:

Section 1. Creation of the Campbellton Road TAD Advisory Committee (the committee) is hereby created for the purpose of advising the City and ADA on redevelopment projects funded with tax increment produced by the redevelopment projects.

Section 2. Voting Membership: The Campbellton Road TAD Advisory Committee will consist of the following voting representatives:

- The Chairs of Neighborhood Planning Units P,R,S, and X (or their designees)
- Fort McPherson Redevelopment Authority designee
- Business representative
- Business representative

Section 3. Membership Selection and Terms: The NPU representatives to the Committee shall be selected annually by the respective NPUs and shall be confirmed by Council. The business representatives and Redevelopment Authority shall be elected for a two-year term and confirmed by Council.

Section 4. Nonvoting Membership: The Committee shall include the following members who shall have no vote and whose presence shall not be counted for the purpose of determining a quorum of the membership:

- ADA representative
- City Council members representing Council Districts 11, 12 and 4

Section 5. Governance and Meetings: The voting members of the Committee shall select a chair from among their membership. The committee shall meet at least twice a year. A majority of the voting members shall constitute a quorum.

Section 6. Duties: The Committee shall undertake the following activities and duties:

- Make recommendations to ADA and the City on projects to be funded from tax allocation bond proceeds, tax allocation increment or other funds generated by the Metropolitan parkway Tax Allocation District.
- ADA, in consultation with the Advisory Committee, shall identify project specific Community Benefits, as applicable, which will be embodied in the ADA development agreement relating to all projects receiving tax allocation district funding. Such Community Benefits, as applicable, may include, but shall not be limited to, the following project attributes: (i.) an employment opportunity notification, recruitment and training plan; (ii.) an inclusionary marketing and promotion of commercial and retail leasing opportunities to local businesses; (iii.) workforce affordable housing; (iv.) a housing opportunity marketing plan for City employees, Public Safety personnel, Educators and other public sector employees; (v.) greenspace and open space provisions; and (vi.) green building principles and practices.
- ADA, in consultation with the City and the Advisory Committee, shall adopt an affordable housing policy, as may be amended from time to time.

Section 7. Staffing: The ADA shall provide staff and technical assistance to the Committee.

Section 8. Duration: The Committee shall remain in existence for the life of the Campbellton Road TAD.

Section 9. All resolutions or parts or resolutions in conflict with this resolution are hereby waived to the extent of any such conflict.

A true copy,

ADOPTED as amended by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR

NOV 02, 2009

RCS# 3408
11/02/09
3:12 PM

Atlanta City Council

REGULAR SESSION

PERSONAL

EST.OF CAMPBELLTON ROAD ADVISORY COMM.

TAD

ADOPT AS AMEND

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 1
ABSENT 1

B Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	E Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

PERSONAL

09-R-1939

(Do Not Write Above This Line)

A RESOLUTION BY

COUNCILMEMBERS JIM MADDOX,
JOYCE SHEPERD
AND CLETA WINSLOW

A RESOLUTION AUTHORIZING THE
ESTABLISHMENT OF THE
CAMPBELLTON ROAD ADVISORY
COMMITTEE FOR THE
CAMPBELLTON ROAD TAX
ALLOCATION DISTRICT (TAD);
ESTABLISHING THE COMPOSITION
OF THE COMMITTEE; PROVIDING
FOR MEETINGS AND ACTIVITIES OF
THE COMMITTEE; AND FOR OTHER
PURPOSES.

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee

Date _____

Chair _____

Action _____

Fav. Adv. Hold (see rev. side)

Other _____

Members _____

Committee

Date _____

Chair _____

Action _____

Fav. Adv. Hold (see rev. side)

Other _____

Members _____

Refer To _____

Refer To _____

Committee _____

Date _____

Chair _____

Action _____

Fav. Adv. Hold (see rev. side)

Other _____

Members _____

Committee _____

Date _____

Chair _____

Action _____

Fav. Adv. Hold (see rev. side)

Other _____

Members _____

Date Referred _____

Referred To: _____

ADOPTED BY

Date Referred NOV 02 2009

Referred To: _____

Date Referred _____

COUNCIL

Referred To: _____

FINAL COUNCIL ACTION

☐ 2nd

☐ 1st & 2nd

☐ 3rd

Readings

☐ Consent

☐ V Vote

☐ RC Vote

CERTIFIED

NOV 02 2009

COUNCIL PRESIDENT PROTEM

Kimberly Henderson
COUNCIL CLERK

MAYOR'S ACTION

APPROVED

NOV 11 2009

WITHOUT SIGNATURE
BY OPERATION OF LAW

RECOMMENDED



CITY COUNCIL
ATLANTA, GEORGIA

ORDINANCE

06-O-2292

BY COUNCILMEMBERS CEASAR C. MITCHELL, JIM MADDOX, H. LAMAR
WILLIS, CARLA SMITH, CLAIR MULLER, JOYCE M. SHEPERD, CLETA
WINSLOW, IVORY LEE YOUNG, Jr., KWANZA HALL AND MARY NORWOOD
AS AMENDED BY COUNCIL (11/20/06)


CREATING THE CITY OF ATLANTA TAX ALLOCATION
DISTRICT NUMBER SEVEN - CAMPBELLTON ROAD;
DESIGNATING THE BOUNDARIES OF THE
CAMPBELLTON ROAD TAX ALLOCATION DISTRICT;
ESTABLISHING THE TAX ALLOCATION INCREMENT
BASE FOR THE CAMPBELLTON ROAD TAX
ALLOCATION DISTRICT; ADOPTING A
REDEVELOPMENT PLAN FOR THE CAMPBELLTON
ROAD TAX ALLOCATION DISTRICT; ESTABLISHING
THE INTENT TO ISSUE AND SELL TAX ALLOCATION
BONDS, NOTES OR OTHER OBLIGATIONS AND/OR TO
OTHERWISE USE TAX ALLOCATION INCREMENTS TO
FUND REDEVELOPMENT COSTS NECESSARY TO
EFFECTUATE THE REDEVELOPMENT OF THE
CAMPBELLTON ROAD TAX ALLOCATION DISTRICT;
AUTHORIZING ATLANTA DEVELOPMENT AUTHORITY
TO ACT AS THE REDEVELOPMENT AGENT TO
IMPLEMENT THE REDEVELOPMENT PLAN PURSUANT
TO THE REDEVELOPMENT POWERS LAW AND THE
URBAN REDEVELOPMENT LAW; AND FOR OTHER
PURPOSES.

WHEREAS, the Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) provides for
the establishment of redevelopment powers and the creation of redevelopment plans and tax
allocation districts by counties and municipalities in the State of Georgia; and

WHEREAS, the purpose of the Redevelopment Powers Law is to improve economic and
social conditions within substantially underutilized and economically and socially depressed
urban areas that contribute to or cause unemployment, limit the tax resources of counties and
municipalities while creating a greater demand for governmental services, have a deleterious
effect upon the public health, safety, morals and welfare, and impair or arrest the sound growth
of the community as a whole; and

WHEREAS, it is in the public interest of the City of Atlanta that the Redevelopment
Powers Law be exercised to improve economic and social conditions of the Campbellton Road
Tax Allocation District, as such area is described in Appendix 5 to the document entitled

4



“Redevelopment Plan for the Campbellton Road Tax Allocation District” (sometimes referred to as the “Redevelopment Plan”), which Redevelopment Plan is attached hereto and incorporated herein by this reference, in order to abate or eliminate deleterious effects of its current depressed and underutilized state; and

WHEREAS, the Council finds that the Campbellton Road Tax Allocation District as a whole has not been subject to development or redevelopment, particularly when compared to the redevelopment activity taking place in other areas of the City, and in fact has suffered from disinvestment and other negative economic conditions; and

WHEREAS, the Council finds that the Campbellton Road Tax Allocation District on the whole suffers from underdeveloped land characteristics that contribute to or cause unemployment, limit the tax resources of the City and County while creating a greater demand for government services, and in general have a deleterious effect on the public health, safety, and welfare; and

WHEREAS, the Council finds that the Campbellton Road Tax Allocation District on the whole is substantially underutilized by containing a substantial number of open or vacant parcels and structures and buildings of relatively low value compared to the value of other structures and buildings in the vicinity and that the current condition of the area on the whole is less desirable than the redevelopment of the area for new commercial, residential, office, and other uses, including the provision of additional parkland as well as pedestrian and transportation improvements; and

WHEREAS, adoption of the Redevelopment Plan for the Campbellton Road Tax Allocation District (sometimes referred to as the “Redevelopment Plan”) and creation of the Campbellton Road Tax Allocation District (sometimes referred to as the “Campbellton Road TAD”) is necessary to assure that the City of Atlanta maintains its historical position as the commercial center of the region and provides balanced quality of life and access to economic development opportunities throughout the City; and

WHEREAS, the City recognizes that new streetscapes, sidewalks, parks, retail, other public infrastructure, commercial and employment centers, improved connectivity to alternative transportation facilities, and new housing are needed to create an attractive and prosperous community and restore balance to economic opportunities visited upon by other areas of the City; and

WHEREAS, the creation and implementation of the Campbellton Road TAD can provide incentives and initial funding to catalyze the rehabilitation and redevelopment of areas within the Campbellton Road TAD; and

WHEREAS, the City of Atlanta has designated the Atlanta Development Authority (the “ADA”) as its Redevelopment Agency pursuant to O.C.G.A. § 36-44-1 et seq.; and

WHEREAS, it is in the public interest of the City that the Redevelopment Powers Law be exercised to improve the economic and social conditions of the Campbellton Road TAD on

the whole in order to remedy the detrimental effects of its current depressed and underutilized state; and

WHEREAS, the ADA has prepared a Redevelopment Plan for the Campbellton Road TAD pursuant to O.C.G.A. § 36-44-3(9) to be used as the framework for the implementation of the redevelopment activities contemplated within the Campbellton Road TAD; and

WHEREAS, the City recognizes that the Redevelopment Plan is a tool by which to realize the redevelopment potential yet to be obtained in the Campbellton Road TAD and the adoption of the Redevelopment Plan does not supersede or modify the current zoning regulations on those properties referenced in the Redevelopment Plan or otherwise contained in the Campbellton Road TAD; and

WHEREAS, the City recognizes the importance of community involvement in the Campbellton Road TAD implementation process, as well as the importance of balanced and equitable development throughout the Campbellton Road TAD; and

WHEREAS, the Council of the City of Atlanta desires to adopt the Redevelopment Plan for the Campbellton Road Tax Allocation District and create Tax Allocation District Number Seven – Campbellton Road.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS AS FOLLOWS:

Section 1. The City of Atlanta finds and declares that the Campbellton Road Tax Allocation District on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the Redevelopment Plan.

Section 2. The City of Atlanta finds and declares that improvement of the Campbellton Road Tax Allocation District is likely to enhance the value of a substantial portion of other real property located within the district.

Section 3. The City of Atlanta approves the attached Redevelopment Plan prepared by the ADA as the Redevelopment Plan for the aforesaid area pursuant to the Redevelopment Powers Law, and incorporates such Redevelopment Plan, including all Appendices and Exhibits thereto, by reference as if fully set forth hereinafter.

Section 4. The City of Atlanta hereby creates its **Tax Allocation District Number Seven – Campbellton Road** (the “Campbellton Road TAD”) pursuant to the Redevelopment Plan and the Redevelopment Powers Law. The boundaries of the Campbellton Road TAD shall be as indicated on the map included as Appendix 1 to the Redevelopment Plan and shall consist of those tax parcels identified on the list attached as Appendix 3 to the Redevelopment Plan, both such Appendices being incorporated herein by reference.

Section 5. Tax Allocation District Number Seven – Campbellton Road is hereby created as of December 31, 2006, and shall continue in existence for twenty-five (25) years. All redevelopment costs, including financing costs and debt service on tax allocation bonds, notes and other obligations, shall be paid in full by December 31, 2031.

Section 6. The City of Atlanta hereby establishes the estimated tax allocation increment base of \$111,438,776 for the Campbellton Road Tax Allocation District, subject to certification by the state revenue commissioner as provided in O.C.G.A. § 36-44-10. The ad valorem property taxes to be used for computing tax allocation increments are specified in the attached Redevelopment Plan and are incorporated herein by reference; provided, however, that the term “ad valorem property taxes” shall for all purposes exclude ad valorem property taxes levied on personal property and motor vehicles, and those ad valorem property taxes levied on the assessed value of property owned by public utilities and railroad companies (consistent with the amendments to the Redevelopment Powers Law contained in House Bill 1361). Inclusion of ad valorem taxes levied by Fulton County and the Atlanta Board of Education in the computation of the tax allocation increment is contingent upon the consent of such bodies for the inclusion of their respective shares of ad valorem taxes in such computation.

Section 7. The City of Atlanta designates the ADA to serve as its Redevelopment Agent to implement the provisions of the Redevelopment Plan and to effectuate the redevelopment of the Campbellton Road Tax Allocation District pursuant to the framework set forth in Redevelopment Plan and under the Redevelopment Powers Law.

Section 8. The City of Atlanta intends to authorize the issuance of tax allocation bonds, notes or other obligations and such other redevelopment bonds as may be necessary to implement provisions of the Redevelopment Plan. Prior to the issuance of tax allocation bonds, notes or other obligations or the use of tax allocation increments to fund the payment of redevelopment costs (as defined under the Redevelopment Powers Law), ADA shall establish an Advisory Committee to make recommendations to ADA and the City on projects to be funded from tax allocation bond proceeds, tax allocation increment or other funds generated by the Campbellton Road Tax Allocation District.

Section 9. ADA, in consultation with the Advisory Committee, shall identify project specific Community Benefits, as applicable, which will be embodied in the ADA development agreement relating to all projects receiving tax allocation district funding. Such Community Benefits, as applicable, may include, but shall not be limited to, the following project attributes: (i.) an employment opportunity notification, recruitment and training plan; (ii.) an inclusionary marketing and promotion of commercial and retail leasing opportunities to local businesses; (iii.) workforce affordable housing; (iv.) a housing opportunity marketing plan for City employees, Public Safety personnel, Educators and other public sector employees; (v.) greenspace and open space provisions; and (vi.) green building principles and practices. Notwithstanding the foregoing, before the issuance of the initial series of tax allocation bonds, ADA, in consultation with the City and the Advisory Committee, shall adopt an affordable housing policy, as may be amended from time to time.



Section 10. The Council authorizes the use of the tax allocation increments and the proceeds of such bonds, notes or other obligations relating to the Campbellton Road TAD by the ADA and the City of Atlanta for any and all eligible uses including, without limitation, costs of issuance of such tax allocation bonds, notes or other obligations, capital costs of public and private improvements, including but not limited to streets, bridges, utilities, storm and sanitary sewers; capital improvements related to transit; parks, trails, recreational facilities, parking facilities, sidewalks and streetscapes, and arts and cultural facilities and installations; professional services costs, including fees for architectural, engineering, legal and environmental services, and peer review, and such other uses deemed necessary or appropriate pursuant to provisions of the Redevelopment Plan and the Redevelopment Powers Law.

Section 11. The property proposed to be pledged for payment or as security for payment of tax allocation bonds will include the positive ad valorem tax allocation increments derived from Tax Allocation District Number Seven – Campbellton Road; provided, however, that the term “ad valorem property taxes” shall for all purposes exclude ad valorem property taxes levied on personal property and motor vehicles, and those ad valorem property taxes levied on the assessed value of property owned by public utilities and railroad companies (consistent with the amendments to the Redevelopment Powers Law contained in House Bill 1361).

Section 12. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

A true copy,

A handwritten signature in black ink, appearing to be "K. L. ...", is written over the text "A true copy," and the title "Deputy Clerk".

Deputy Clerk

ADOPTED as amended by the Council
APPROVED by the Mayor

NOV 20, 2006
NOV 28, 2006

CAMPBELLTON ROAD REDEVELOPMENT PLAN

RCS# 706
11/20/06
2:43 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

06-O-2292,06-O-2290,06-O-2291 SUB

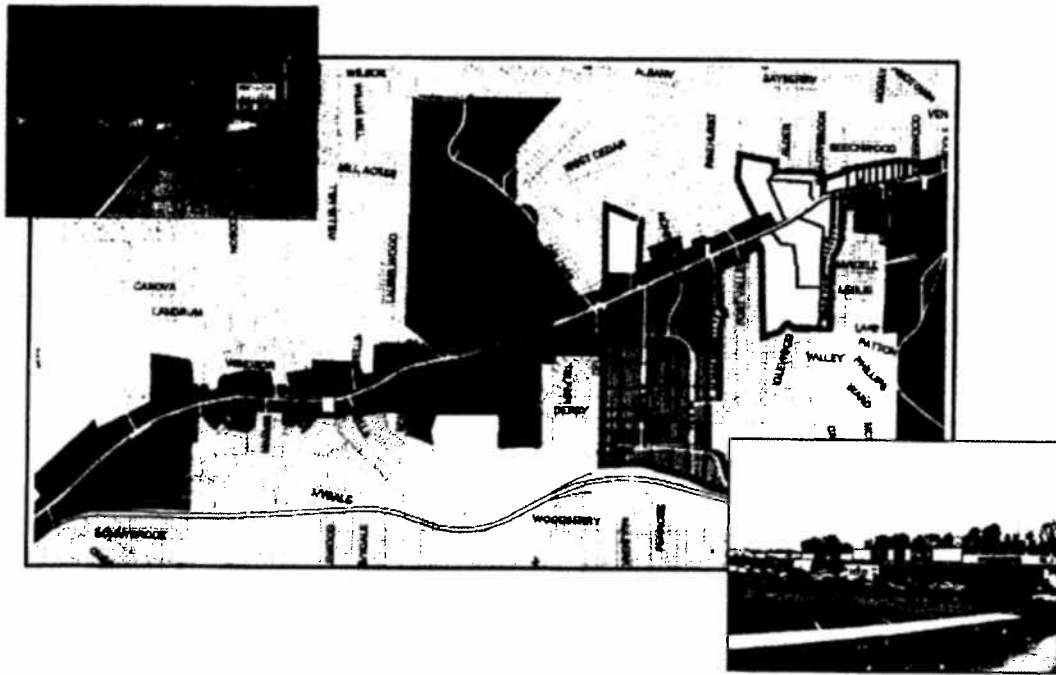
ADOPT AS AMEND

YEAS: 13
NAYS: 2
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y Smith	N Archibong	Y Moore	Y Mitchell
Y Hall	N Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE

**Redevelopment Plan
for the
Campbellton Road
Tax Allocation District
Atlanta, Georgia**



**Prepared for:
The City of Atlanta
The Atlanta Public Schools Board of Education
The Fulton County Commission**

October 10, 2006



Atlanta



#14

Atlanta City Council
10/16/06
06-01-2292
Do Not Write Above This Line

AN ORDINANCE CREATING THE CITY OF ATLANTA TAX ALLOCATION DISTRICT NUMBER SEVEN - CAMPBELLTON ROAD; DESIGNATING THE BOUNDARIES OF THE CAMPBELLTON ROAD TAX ALLOCATION DISTRICT ESTABLISHING THE TAX ALLOCATION INCREMENT BASE FOR THE CAMPBELLTON ROAD TAX ALLOCATION DISTRICT; ADOPTING A REDEVELOPMENT PLAN FOR THE CAMPBELLTON ROAD TAX ALLOCATION DISTRICT; ESTABLISHING THE INTENT TO ISSUE AND SELL TAX ALLOCATION BONDS, NOTES OR OTHER OBLIGATIONS AND/OR TO OTHERWISE USE TAX ALLOCATION INCREMENTS TO FUND REDEVELOPMENT COSTS NECESSARY TO EFFECTUATE THE REDEVELOPMENT OF THE CAMPBELLTON ROAD TAX ALLOCATION DISTRICT; AUTHORIZING ATLANTA DEVELOPMENT AUTHORITY TO ACT AS THE REDEVELOPMENT AGENT TO IMPLEMENT THE REDEVELOPMENT PLAN PURSUANT TO THE REDEVELOPMENT POWERS LAW AND THE URBAN REDEVELOPMENT LAW; AND FOR OTHER PURPOSES.

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☒ PERSONAL PAPER REFER

Date Referred *10/16/06*
Referred To: *CD/HK*
Date Referred
Referred To:
Date Referred
Referred To:

Committee _____ First Reading
Date _____
Chair _____
Referred To _____

Committee *CD/HK*
Date *10/31/06*
Chair *Chm Hays*
Action *Adm (see rev. side)*
Fav, Adv, Hold (see rev. side)
Other
Members
Refer To

Committee *CD/HK*
Date *11/14/06*
Chair
Action
Fav, Adv, Hold (see rev. side)
Other
Members
Refer To

FINAL COUNCIL ACTION
☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED
NOV 20 2006
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
NOV 20 2006
MAYOR'S ACTION
MAYOR
MAYOR'S ACTION
[Signature]

APPROVED
NOV 20 2006
MAYOR
[Signature]